

design solutions

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DESIGN AND ACCESS STATEMENT
Revision 00

Project:

Proposed Extension at Ground Floor
at
349 West End Lane, London NW6 1LT

Proposal Description

The proposed work consists of construction of extension on the Ground Floor at the rear of property in place of existing patio area and provision of additional office floor space. The proposal includes provision of two rooflights to flat roof to provide natural light to proposed new floor space.

The Process

- Physical Assessment

The existing building is a three storey, terraced house comprising of Lower Ground, Ground, First and Second Floor. The estate agent office is located on the Lower Ground and Ground Floor and the flats occupy the First and Second floor of the building.

The building is located within West End Green Parcival Road Conservation Area.



Existing front elevation at no. 349 West End Lane



Existing rear patio elevation at Ground Floor

- Social Assessment

Having in mind the scale of the proposed we do not see any significant changes to the social context in the area.

- Economic Assessment

The proposed development would create employment opportunities during the construction. The existing floor area would be increased; the layout and appearance of the property would be improved.

- Planning Policy Assessment

Relevant policies have influenced our proposal:

B1 – General Design Principles

B3 – Alterations and Extensions

B7 – Conservation Areas

Evaluation

Having in mind the above, it was concluded that proposed works are feasible, and no major objections could be identified.

Design

The scheme was designed having in mind the following:

- Not to change appearance from the street
- Most of the proposed works relate to refurbishment of the exterior at the rear of ground floor and internal remodelling
- Improve and enlarge existing ground floor layout

Use

The current use of the property is A2 - financial and professional services.

There will be no change to the existing use.

Amount

The amount of the proposed is as follows:

Proposed extension at the rear of Ground Floor

Proposed two rooflights to flat roof of new extension.

Layout

Existing Ground Floor to be remain as is with new office station and proposed new meeting room within proposed extension.

Scale

Total height of the building remains the same, as well as its relationship with adjoining properties.

Landscaping

Not applicable.

Appearance

There would be no changes to appearance at the front elevation of the property.

At the rear, the window to toilet is proposed to be blocked off, rendered and painted white.

The windows and parapet wall at the Office room at the rear are proposed to be removed by demolition.

The roof to the proposed extension is to be flat roof with high-performance waterproof felt membrane. Proposal includes the provision of two double-glazed rooflights to flat roof.

Access

- Vehicular and Transport Links

Proposed development will not affect the existing movement patterns around and through the site.

- Inclusive access

Proposed development will not affect the existing conditions.